

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Montgomery County**

State: **PA**

PJ's Total HOME Allocation Received: **\$23,660,526**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	29			
Program Progress:							
% of Funds Committed	99.28 %	97.78 %	12	95.51 %	89	86	
% of Funds Disbursed	93.68 %	92.74 %	13	87.58 %	80	80	
Leveraging Ratio for Rental Activities	3.6	5.04	19	4.86	35	38	
% of Completed Rental Disbursements to All Rental Commitments***	91.49 %	90.72 %	19	82.17 %	48	41	
% of Completed CHDO Disbursements to All CHDO Reservations***	73.77 %	69.83 %	17	71.17 %	48	48	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.00 %	82.04 %	14	81.54 %	36	38	
% of 0-30% AMI Renters to All Renters***	32.55 %	36.34 %	17	45.68 %	26	27	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.47 %	1	96.19 %	100	100	
Overall Ranking:			In State:	12 / 29	Nationally:	53 55	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,631	\$19,909		\$27,510	940 Units	74.50 %	
Homebuyer Unit	\$43,278	\$16,414		\$15,239	79 Units	6.30 %	
Homeowner-Rehab Unit	\$18,946	\$16,120		\$20,932	25 Units	2.00 %	
TBRA Unit	\$9,818	\$5,736		\$3,121	218 Units	17.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

1.9 %

1.2 %

R.S. Means Cost Index: 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	86.6	53.2	40.0	55.0
Black/African American:	9.6	32.9	60.0	45.0
Asian:	2.2	0.0	0.0	0.0
American Indian/Alaska Native:	0.1	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	1.3	0.0	0.0
Black/African American and White:	0.1	2.5	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	3.8	0.0	0.0
Asian/Pacific Islander:	0.1	0.0	0.0	0.0

ETHNICITY:

Hispanic	1.2	5.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	69.6	20.3	40.0	95.0
2 Persons:	23.1	24.1	36.0	5.0
3 Persons:	4.0	29.1	4.0	0.0
4 Persons:	2.1	15.2	12.0	0.0
5 Persons:	0.5	7.6	4.0	0.0
6 Persons:	0.5	2.5	4.0	0.0
7 Persons:	0.1	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	8.7	39.2	24.0	95.0
Elderly:	84.7	0.0	48.0	5.0
Related/Single Parent:	4.8	35.4	12.0	0.0
Related/Two Parent:	1.8	22.8	16.0	0.0
Other:	0.0	1.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	31.9	3.8 [#]
HOME TBRA:	0.0	
Other:	13.6	
No Assistance:	54.5	

of Section 504 Compliant Units / Completed Units Since 2001 21

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

State: PA

Group Rank: 53
 (Percentile)

State Rank: 12 / 29 PJs

Overall Rank: 55
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	91.49	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	73.77	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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